



LW  
Leeanne  
Weld



# Welcome to One Sullivan Street



Incredible opportunity in The Grange! Beautifully situated opposite Grange Park and the Art Gallery of Ontario with beautiful views, also of the Toronto Chinese Baptist Church across the street. This handsome detached Edwardian home offers lovely principle rooms bathed in natural sunlight. A separate basement apartment can be rented. Renovate, build new, potential to add on, endless possibilities. Enjoy a lovely residential setting in this vibrant locale!











## MAIN FLOOR

### Foyer

- Marble tile floor with inlay
- Sidelites
- Double coat closet
- Column entry through to living room

### Living Room / Dining Room

- Hardwood floor
- Gas fireplace
- Ceiling medallion
- Mirrored wall and attached Rococo mirror
- Large picture window with pretty views overlooking Sullivan Street

### Powder Room

- Tile floor
- Pedestal sink
- Window

### Kitchen

- Laminate floor
- Kenmore refrigerator
- Kenmore stove/oven
- Broan range hood
- Kenmore stackable washer and dryer
- Built-in shelving
- Double stainless steel sink
- Polished chrome fixtures
- Track lighting

## SECOND FLOOR

### Family Room/Office/Bedroom

- Hardwood floor
- Mirrored wall
- Built-in bookcases
- Gas fireplace
- Picture window with pretty view of Grange Park
- Double closet
- Crown moulding
- Glass French doors

### Four Piece Washroom

- Tile floor
- Polished chrome fixtures and taps
- Windows with pretty views over Sullivan Street
- Linen closet

### Bedroom

- Hardwood floor
- Window
- Crown moulding
- Double closet
- Glass French doors

## THIRD FLOOR

### Master Bedroom

- Broadloom
- Mirrored wall
- Sitting area
- Gas fireplace
- Walkout to balcony with beautiful treeline views

### Four Piece Washroom

- Tile floor
- Polished chrome fixtures and taps
- Built-in medicine cabinet
- Skylight

## LOWER LEVEL

### Galley Kitchen

- Tile floor
- Fridge
- Stove
- Stainless steel sink
- Polished chrome fixtures

### Three Piece Washroom

- Tile floor
- Vanity
- Standing shower
- Built in shelves for linens and storage

### Recreation Room

- Broadloom
- Stackable Laundry
- Double closet
- Above grade windows

### Bedroom/Sitting Room

- Broadloom
- Double closet Double closet
- Above grade windows
- Double Closet

### Utility/Storage Room

## NOTABLE FEATURES

- Newer roof
- Thermal pane windows throughout
- Solid brick house
- Forced air/central air
- Separate entrance to basement apartment

## ADDITIONAL INFORMATION

Taxes: \$6,507.29 (2021)

Lot Size: 36.16' x 23.17'

Possession: 30 Days / TBA

Inclusions: All kitchen appliances, two stackable washers, two dryers, all electric light fixtures, all custom built-ins.

Note: Speak to listing agents regarding encroachment agreement with the City of Toronto.

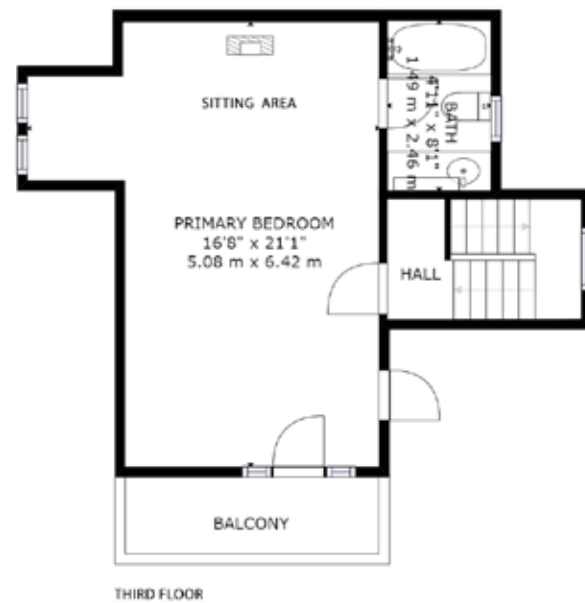
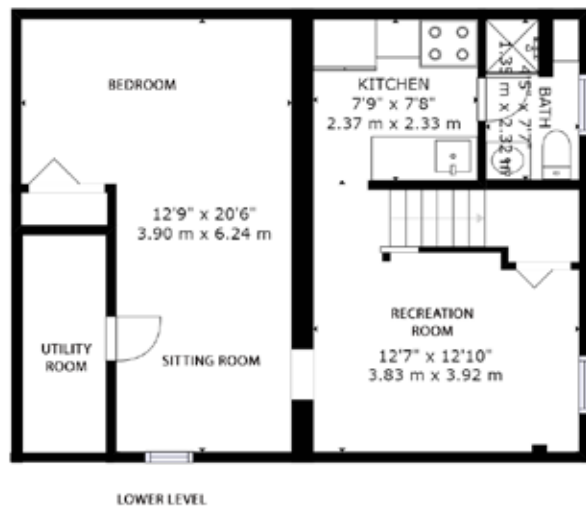
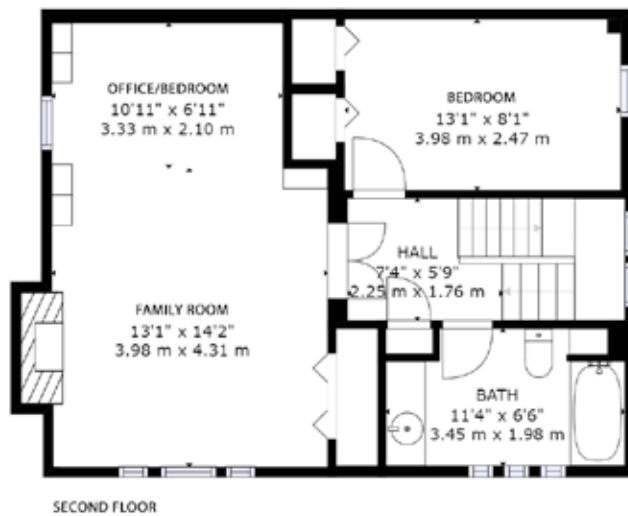
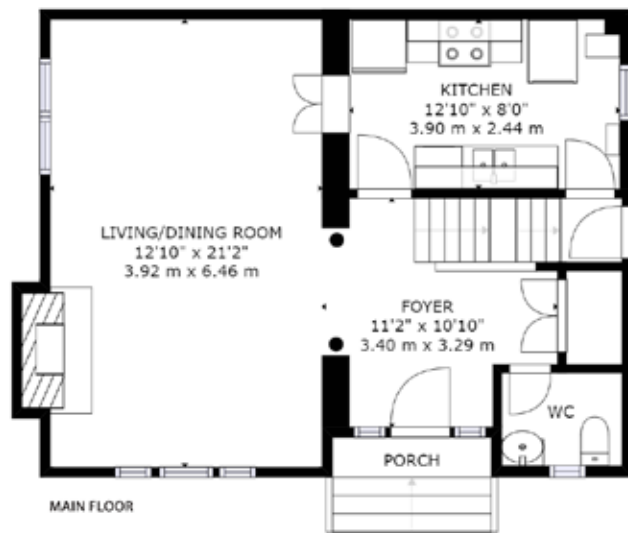
**OFFERED FOR SALE AT \$1,750,00.00**









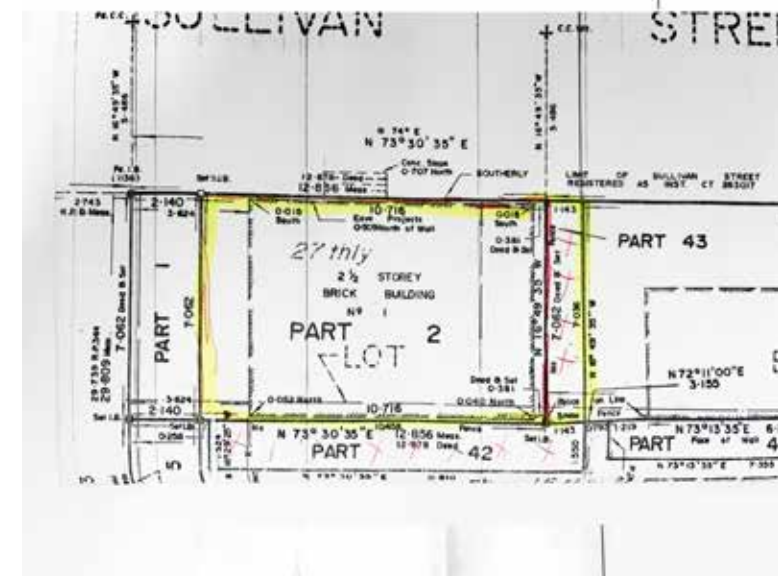


**FROM THE OWNERS**

“Why did you fall in love with 1 Sullivan?” Real estate agents and friends Leeanne and Sis asked us... Number 1 is a nice number, but that is not the point. What captivated Brenda (wife of) and me (husband) on Sullivan Street was the feeling of being in the country (old street, lovely church across the way, lusty Henry Moore sculpture in the park..) while being near an abundance of swings and slides for kids, an indoor pool for all ages at the University Settlement, an outstanding collection at the AGO, beside TIFF for the best of films and around the corner from Canada’s leading Opera. This is an embarras de richesse on which you can turn your back in favor of a garden behind a trellis, through which a few peer but none talk. The neighbors are varied and tolerant of those who paint portraits of world leaders, or rejoice in the name of Nobel.

Number 1 is a home to fantasies. A small girl down Sullivan Street asked us whether we live in “the Big House”. We explained that #1 only looks big; Inside you will find bright rooms and space enlarged by mirrors bringing light from every side. We hope you enjoy it, and we feel sure you will.

– John and Brenda, who lived there for almost two decades.



**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER;  
 2. THE SURVEY WAS COMPLETED ON THE 31<sup>st</sup> DAY OF MARCH, 1981.  
 DATE: APRIL 13, 1981  
 Jack T. Garbutt  
 JACK T. GARBUETT, O.S.S., SURVEYOR  
 I. N. PASTUSHAK LIMITED  
 ONTARIO LAND SURVEYORS  
 SUITE 601 - 4800 SHEPPARD STREET  
 DONMILTON, ONTARIO  
 681 - 880







**LEEANNE WELD KOSTOPOULOS**

*Sales Representative*  
**Gardner Award Winner**  
 2004-2021

**Lifetime Chairman's Award Winner**

**Chairman's Award Winner 2019**  
*Top 5 Dollar Volume*



**HARRIET "SIS" BUNTING WELD**

*Sales Representative*  
**Lifetime Gardner**  
**Award Winner**



**JOHNSTON & DANIEL**  
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